



CRETE PLANNING COMMISSION MEETING

June 26th, 2023 at 7:00 PM
Crete City Hall, 243 East 13th Street

MINUTES

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street
Post Office, 1242 Linden Avenue
City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

1. Open Meeting

2. Roll Call

Brent Cole:	Absent
Ryan Jindra:	Absent
Justin Kozisek:	Absent
Jeff Wenz:	Absent
Dave Jurena:	Present
Scott Kunch:	Present
Tom Ourada:	Present
Jay Quinn:	Present
Drew Rische:	Present
Jennifer Robison:	Present

Present: 6, Absent: 4.

Jay Quinn was not present during the roll call but arrived and voted when closing the first public hearing.

3. Items of Business

3.A. Approve Planning Commission Minutes

Approved Planning Commission Minutes Carried with a motion by Jennifer Robison and a second by Drew Rische.

Dave Jurena: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jennifer Robison: Aye

Aye: 4, No: 0

3.B. Public Hearing to hear testimony in favor of, in opposition to and to answer questions in relation to a proposed zoning change from C-1 to R-3 from Dittmer & Dittmer, LLC. a parcel of land being a portion of land located in the North 1/2, of the northeast 1/4 section 26, T8N, R4E of the 6th P.M., Crete, Saline County, Nebraska.

Opened Public Hearing at 7:01 p.m. to hear testimony in favor of, in opposition to and to answer questions in relation to a proposed zoning change from C-1 to R-3 from Dittmer & Dittmer, LLC. a parcel of land being a portion of land located in the North 1/2, of the northeast 1/4 section 26, T8N, R4E of the 6th P.M., Crete, Saline County, Nebraska. Carried with a motion by Scott Kunch and a second by Drew Rische.

Dave Jurena: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jennifer Robison: Aye

Aye: 4, No: 0

Land owner Ron Dittmer stated that this is part of the process for a project to build a 55+ rent assisted facility. City Administrator Tom Ourada stated that as demonstrated by application for the zoning change, a small piece of the proposed project is zoned C-1. This proposed zoning change is from C-1 to R-3. Multifamily buildings allowed in R-3 but not C-1. Next month the preliminary and final plats for the project will be presented.

There were no other comments from the public.

Closed Public Hearing at 7:06 p.m. Carried with a motion by Scott Kunch and a second by Drew Rische.

Dave Jurena: Aye, Scott Kunch: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 5, No: 0

3.C. Consider a recommendation to the City Council on the Petition To Amend The Zoning Ordinance from Dittmer & Dittmer, L.L.C. on a parcel of land being a portion of land located in the North 1/2, of the northeast 1/4 section 26, T8N, R4E of the 6th P.M., Crete, Saline County, Nebraska.

Recommend to the City Council on the Petition To Amend The Zoning Ordinance from Dittmer & Dittmer, L.L.C. on a parcel of land being a portion of land located in the North 1/2, of the northeast 1/4 section 26, T8N, R4E of the 6th P.M., Crete, Saline County, Nebraska. Carried with a motion by Jennifer Robison and a second by Scott Kunch.

Dave Jurena: Aye, Scott Kunch: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 5, No: 0

3.D. Public Hearing to hear testimony in favor of, in opposition to and to answer questions in relation to a proposed zoning change from C-2 to R-3 from Crete Lumber & Farm Supply for Parcels 760009570, 76012991, 7601148366, all in blocks 21 and 168, Original Town, City of Crete, Saline County, Nebraska.

Opened Public Hearing at 7:11pm to hear testimony in favor of, in opposition to and to answer questions in relation to a proposed zoning change from C-2 to R-3 from Crete Lumber & Farm Supply for Parcels 760009570, 76012991, 7601148366, all in blocks 21 and 168, Original

Town, City of Crete, Saline County, Nebraska. Carried with a motion by Drew Rische and a second by Jay Quinn.

Dave Jurena: Aye, Scott Kunch: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 5, No: 0

City Administrator Tom Ourada stated that years ago there had been a possibility for DHHS to have offices in that area so the zoning was changed to C-2. However, that never happened. Now the proposed zoning change is from C-2 to R-3 for multifamily dwellings. This does fit the characteristics of the existing area and neighborhood.

No other comments from the public.

Closed Public Hearing at 7:16 p.m. Carried with a motion by Drew Rische and a second by Jay Quinn.

Dave Jurena: Aye, Scott Kunch: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 5, No: 0

3.E. Consider a recommendation to the City Council on the Petition To Amend The Zoning Ordinance from Crete Lumber & Farm Supply for Parcels 760009570, 76012991, 7601148366, all in blocks 21 and 168, Original Town, City of Crete, Saline County, Nebraska.

Recommend to the City Council on the Petition to Amend the Zoning Ordinance from Crete Lumber & Farm Supply on a proposed zoning change from C-2 to R-3 from Crete Lumber & Farm Supply for Parcels 760009570, 76012991, 7601148366, all in blocks 21 and 168, Original Town, City of Crete, Saline County, Nebraska. Carried with a motion by Jennifer Robison and a second by Drew Rische.

Dave Jurena: Aye, Scott Kunch: Aye, Jay Quinn: Aye, Drew Rische: Aye, Jennifer Robison: Aye
Aye: 5, No: 0

4. Officers' Reports

- Drew Rische asked if there would be apartment buildings being built on Blocks 21 and 168 because there is a need for housing options and this would help.

- City Administrator Tom Ourada commented that there will be a senior living apartment building built. The rent will be capped on these apartments.

- Some of the people moving into those apartments will be moving out of their homes and that will open up those homes for families.

- City Administrator Tom Ourada commented that next month the preliminary and final plat will be presented including the utility info and Ron Dittmer mentioned that they will have the floor plan ready as well.

- Scott Kunch asked the City Clerk/Treasurer Jerry Wilcox if they could all get updated planning commission member contact information.

5. Adjournment

The meeting adjourned at 7:20pm